

Comparative Homes



17868 SABLE RIDGE DR



17844 AMBERWOOD LN



52022 HEATHER COVE

Ref #	206390	211646	211718
Status	Sold	Sold	Sold
Subdivision	SABLE RIDGE	SABLE RIDGE	SABLE RIDGE
Area	07	07	07
City	SOUTH BEND	SOUTH BEND	SOUTH BEND
Style	Villas-Attached	Villas-Attached	Villas-Attached
Apprx. SqFt	2,377	2,400	1,966
Year Built	1987	1987	1987
Site Desc	Irregular, Wooded	Less than 1 Acre, Wooded	Irregular, Wooded
Bedrooms	3	2	3
Full/Half Baths	2 / 1	2 / 1	3 / 0
Exterior	Cedar Siding	Cedar Siding	Cedar Siding
Basement	Finished, Partial Poured	Lower Level WalkOut	Finished, Full Poured
Garage Size	20 X 22		
Garage	2 Car, Attached	2 Car, Attached, Garage Door Opener	2 Car, Attached
1st Level	Living Room, Dining Room	Living Room, Dining Room	Living Room, Dining Room
2nd Level	2 Bedrooms, 1 Bath	Family Room, 1 Bedroom	1 Bedroom, 1 Bath
Lower Level	Family Room, 1 Half Bath	Family Room, 1 Bedroom	Family Room, 1 Bedroom
Flooring	Carpet, Tile	Carpet, Wood	Carpet, Tile
Int/Ext Feat	Security System, Ceiling Fan, All Drapes, Jacuzzi, Deck, Sprinkler System	Security System, Ceiling Fan, Jacuzzi, Deck, Open Patio, Sprinkler System	Security System, Ceiling Fan, Jacuzzi, Deck, Sprinkler System, Master Bdrm With
Heat	Gas, Forced Air	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	Owned	Owned	Owned
Water/Sewer	Municipal Sewer, Municipal W	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	01/17/06	11/17/06	07/20/06
Sale Date			
List Price	\$ 268,900	\$ 264,900	\$ 244,900
Sale Price	\$ 260,000	\$ 225,000	\$ 240,000
List Price/SF	\$ 113.13	\$ 110.38	\$ 124.57
Sale Price/SF	\$ 109.38	\$ 93.75	\$ 122.08
SP/LP Ratio	96.69%	84.94%	98.00%
Taxes	\$ 3976.38	\$ 4287.08	\$ 2222.14

---- Information herein deemed reliable but not guaranteed ----

Comparative Homes



17989 ASHMONT PL



17910 SABLE RIDGE DR

Ref #	214357	211202
Status	Sold	Sold
Subdivision	SABLE RIDGE	SABLE RIDGE
Area	07	07
City	SOUTH BEND	SOUTH BEND
Style	Villas-Attached	Villas-Attached
Apprx. SqFt	1,928	2,004
Year Built	1992	1986
Site Desc	Irregular, Wooded	Wooded, Level
Bedrooms	2	3
Full/Half Baths	2 / 1	3 / 1
Exterior	Cedar Siding	Cedar Siding
Basement	Full Poured	Finished, Partial Poured, Lower Level WalkOut
Garage Size	22 X 22	22 X 22
Garage	2 Car, Attached	2 Car, Attached
1st Level	Living Room, Dining Room	Living Room, Kitchen
2nd Level	1 Bedroom, 1 Bath	2 Bedrooms, 1 Bath
Lower Level	None	Family Room, 1 Bath
Flooring	Carpet, Vinyl	Carpet, Tile
Int/Ext Feat	Screened Porch, Sprinkler System, Master Bdrm With Bath, Master Bdrm-1st floor,	Home Warranty Plan, Security System, Wet Bar, Ceiling Fan, Deck, Open
Heat	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air
Water Heater	Gas	Gas
Water Softener	None	Owned
Water/Sewer	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	11/20/06	08/04/06
Sale Date		
List Price	\$ 204,900	\$ 254,900
Sale Price	\$ 195,000	\$ 247,900
List Price/SF	\$ 106.28	\$ 127.20
Sale Price/SF	\$ 101.14	\$ 123.70
SP/LP Ratio	95.17%	97.25%
Taxes	\$ 2113.06	\$ 3961.72

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